



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£799,750

- Character Grade II listed 4-bedroom house
- Includes commercial building
- Development potential (STPP)
- Period features throughout
- Less than 0.6 miles from Roydon Station
- Landscaped gardens
- Parking

CONTACT: 020 8506 9800
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www.clarkehillyer.co.uk

THE OLD FORGE, HARLOW ROAD, ROYDON, ESSEX, CM19 5HH



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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Location

The premises are situated in the picturesque and historic village of Roydon, which is under 23 miles (37 km) to the north east of Central London.

Roydon Station (Greater Anglia) is less than 0.6 miles (1 km) from the premises and this provides a regular service into London Liverpool Street.

In terms of other transport links, the A10 is under 5 miles (8 km) away, the M25 is under 11 miles (17.7 km) away, the M11 is under 6.5 miles (10.4 km) away and Stansted Airport is under 16.5 miles (25.9 km) away.

The area benefits from a variety of state and private schools including a village primary school, Haileybury, Bishop's Stortford College, Heath Mount and St Edmunds College.

There is a free car park opposite the house.

House

The premises comprise a beautiful Grade II listed 4-bedroom house, dating back to circa the 1500s, with later additions.

The house offers delightful character features throughout and comprises a hall, two main reception rooms including inglenook fireplace, and a private study.

There is a kitchen with a variety of fitted cupboards and integrated appliances, breakfast room together with an additional reception room as well as a store room and ground floor shower room.

The first floor consists of a master bedroom with en-suite shower room, three additional bedrooms, a family bathroom and shower cubicle in the second bedroom.

Commercial Building

Beside the house is a rectangular commercial building which consists of various rooms and totals approximately 1,500 sq ft (139.4 sq m).

The property has 'E' class usage and could either be used by an owner-occupier or it could be let out to a variety of businesses.

The building was originally used as a blacksmith's forge but over the years it has been used as a retail craft centre, a gun shop and a country wear shop. More recently the premises have been used as a photographic shop and library.

Planning consent was granted (EPF/1789/19) in January 2020 for conversion of the building from retail shop to office (A2) use and ancillary residential accommodation.

A further planning application is pending to convert the whole of the commercial building into a 1-bedroom house and further details are available upon request.

The commercial building may be suitable for alternative uses, reconfiguration and/or redevelopment, subject to gaining the necessary consents.

Driveway/Garden

The premises occupy a mature plot with a gravel driveway providing numerous parking spaces.

There are also landscaped gardens with three lawns and colourful flower beds consisting of a variety of flowers and trees and a vegetable garden.

EPC

As the premises are listed they are exempt from the Energy Performance Certificate regulations.



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RESIDENTIAL



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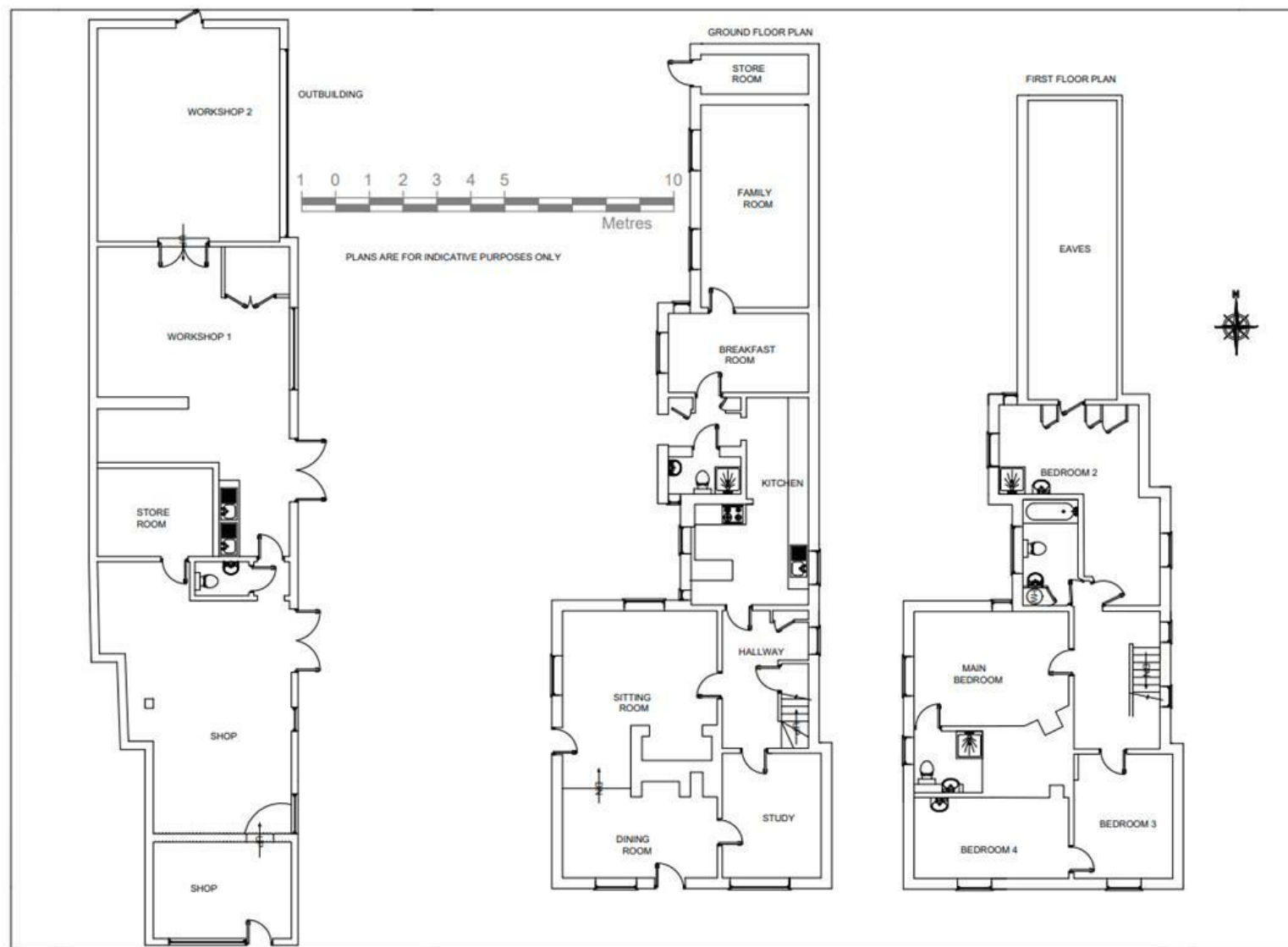
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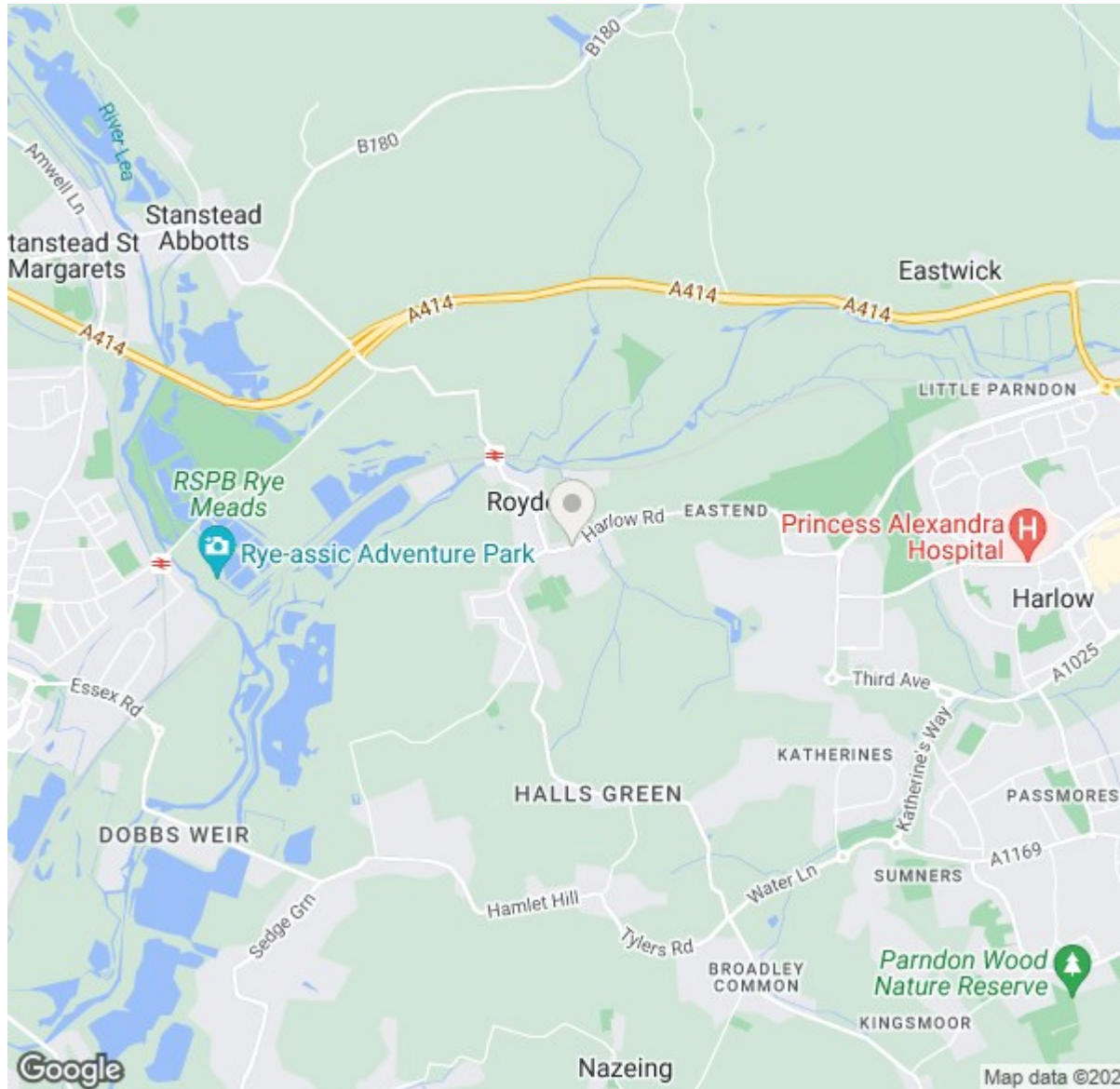
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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